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October 3, 1962BRA
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MEMORANDUM

TO: The Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

RE: GOVERNMENT CENTER: Selection of a Developer
for the Proposed Eight-Story Private Office Building
on Cambridge Street (Parcel 12)

From the very beginning of the planning on the Government Center Area, there has been a proposal for the erection of an office building along the westerly side of Cambridge Street from Somerset Street to the project boundary, in two or more sections, preferably to be developed by the same developer.

Clearance on this area of the project has now progressed to the point where construction in the near future appears feasible.

Several groups have indicated an interest in developing the site for an office building estimated to cost approximately \$10,000,000.

Because of this interest, I believe the Authority should now begin the process of selecting a developer for the site. Attached is a proposed disposition policy statement setting out the procedure under which development proposals would be entertained by the Authority and a developer chosen.

You will note that the procedure contemplates that the parcel will be developed in two or more stages. Under this arrangement, construction will proceed on the portion of the parcel now cleared on Cambridge Street and will, when completed, accommodate to the extent practicable office tenants now located in the two buildings at Pemberton Square, which would be demolished only after construction on the first stage is complete.

The procedure calls for the submission of proposals by November 14. Preference would be given to former owners or occupants in the area. I would anticipate that the staff could analyse the proposals and make recommendations to the Authority and that the Authority would be in a position to make a decision by the middle of December. A three-man design review panel would make recommendations to the Authority on the design aspects of the submissions.

October 3, 1963

MEMORANDUM

TO: The Boston Redevelopment Authority
FROM: Edward J. Logan, Development Administrator
RE: GOVERNMENT CENTER, Selection of a Developer
for the Proposed High-Rise Office Building
on Cambridge Street (Parcel 12)

From the very beginning of the planning of the Government Center Area, there has been a proposal for the location of an office building along the westerly side of Cambridge Street from Concord Street to the project boundary, in two or more sections, primarily to be developed by the same developer.

Disclosure of this area of the project has now progressed to the point where construction in this area appears feasible.

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You will note that the proposals submitted that the parcel will be developed in two or more stages. Under this arrangement, construction will proceed on the portion of the parcel now cleared on Cambridge Street and will, when completed, accommodate the extent practicable office tenants now located in the two buildings at Parkman Square, which would be demolished only after construction on the first stage is completed.

The program calls for the submission of proposals by November 14. Preference would be given to former owners or occupants in the area. I would anticipate that the staff could analyze the proposals and make recommendations to the Authority and that the Authority would be in a position to make a decision by the middle of December. A three-man design review panel would make recommendations to the Authority on the design aspects of the submissions.

<https://archive.org/details/government00bost>

On this schedule, the selected developer could begin the preparation of plans and specifications, financing and other arrangements for the building about the first of the year and should be in a position to have construction under way by the summer of 1963, at which time construction will also be under way in Government Center for the Federal Office Building, the City Hall and the State buildings.

The disposition proposal contemplates a price of \$14 per square foot on the basis of reuse studies completed to date. Considering the development problems in the area, the renewal plan controls, and the fact that the price for the Federal Office Building is \$6 per square foot and the proposed price for the City Hall is \$8 per square foot, this price is fair and reasonable.

Under federal regulations a second reuse appraisal is required and is, in fact, recommended to be authorized at this meeting. The procedures contemplate the possibility that the price might be changed if the second reuse appraisal so indicates.

In addition to the policy statement there are attached a proposed disposition contract, a set of renewal plan controls for this parcel and a map of the area.

Attachments

- 1) Parcel Plan
- 2) Part Plan
- 3) Land Disposition Policy
- 4) Land Disposition Agreement

12:45 PM May 2000

